



GRASSROOTS
REALTY GROUP

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50, 5019 46 Avenue SW
Calgary, Alberta

MLS # A2324582



\$489,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Separate Entrance		

Inclusions: Vacuum System and Attachments AS-IS

Don't miss this rare WALKOUT BASEMENT townhome offering great natural light, private outdoor space, key recent updates, and a convenient location. The bright and functional main floor features a spacious living and dining area that connects directly to an updated deck (2025), offering a seamless indoor-outdoor extension. The upper level offers three comfortable bedrooms, each with updated windows (2023). Downstairs, the fully renovated walkout basement (2023) is a standout feature, centered around a large picture window (2023) that allows natural light to fill the space while providing direct access to the private fenced backyard. Additional major updates include a tankless water heater (2023), furnace (2023), water softener (2023), and washer & dryer (2023). Located directly across from Glamorgan Park and only minutes from Mount Royal University, North Glenmore Park, and Signal Hill Shopping Centre, this home offers strong appeal for both everyday living and investment potential. Move-in ready with private outdoor space, a smart functional layout, and major recent updates, this townhome stands out as a strong opportunity in a convenient Calgary location.